

TOWN OF SOUTHAMPTON

Department of Land Management
Town Conservation Board
116 HAMPTON ROAD
SOUTHAMPTON, NY 11968

Phone: (631) 287-5710

Fax: (631) 287-5706



HARRY S. LUDLOW
CHAIRPERSON

JAY SCHNEIDERMAN
TOWN SUPERVISOR

Harry S. Ludlow, Chairman

George J Heine, Vice- Chairman
Jeremiah P. Collins
Anne Hickey Algieri

Thomas Rickenbach, Secretary
Sunshine Gumbs
Terrence Flanagan

Meeting Minutes of October 26, 2016

BOARD MEMBERS PRESENT: Harry S. Ludlow, Chairman
George J. Heine, Vice-Chairman
Terrence Flanagan
Thomas Rickenbach
Jeremiah Collins
Anne Hickey Algieri
Sunshine Gumbs

ALSO PRESENT: Martin E. Shea, Chief Environmental Analyst
Kathleen Murray, Deputy Town Attorney
Dolores Miner, Secretary
Jeffery Ulysee, Douglas Elliman Real Estate
John Bennett, Esq.
Daphne Vaughan, Surfside Environmental Planning, Inc.
Emily Leville, Inter-Science Research Associates, Inc.
Douglas and Lorraine Zollo, Applicant
Heather Bester, Applicant
Michelle Schaefer, Agent for Vintage MHC Holdings LLC

The meeting was called to order at approximately 7:00 PM by Chairman Ludlow.

Approval of Minutes:

A motion was made by Mr. Collins and seconded by Mr. Rickenbach to approve the minutes of September 28, 2016. The motion was approved by a 4-0 vote. Ms. Algieri and Mr. Flanagan abstained. Ms. Gumbs was absent.

A motion was made by Mr. Flanagan and seconded by Ms. Algieri to approve the minutes of October 12, 2016. The motion was approved by a 5-0 vote. Mr. Rickenbach abstained. Ms. Gumbs was absent.

Ms. Gumbs arrives at 7:03 pm.

Advisory Reports

ZBA:

Jason and Marani Hefter 25 Bay Avenue, East Quogue 900-342-2-26.2
Mr. Shea presented. A motion was made by Mr. Flanagan and seconded by Mr. Collins to send comments to the Zoning Board. The motion was approved by a 7-0 vote.

Susan and Greg Mastronardi 25 Gardners Lane, Hampton Bays 900-323-1-33.2
Mr. Shea presented. A motion was made by Mr. Collins and seconded by Ms. Algieri to send comments to the Zoning Board. The motion was approved by a 7-0 vote.

Timothy Rumph 3 Middle Pond Lane, Shinnecock Hills 900-234-3-46
Mr. Shea presented. A motion was made by Mr. Flanagan and seconded by Mr. Collins to send comments to the Zoning Board. The motion was approved by a 7-0 vote.

Administrative Wetland Permits

WAP160081 Dara Warren Mohsenian and Emily Elizabeth Mohsenian
WAR160031 Arthur Randolph Ruth and JoAnna Ruth
WAR160032 Arthur Randolph Ruth and JoAnna Ruth

Resolution to Issue Wetland Permits

CB1400091 Censi, David, Censi, Barry, & Censi, Lisa 25 Fish Cove Road, North Sea 900-60-3-17.1
Applicant requests postponement of decision.
A motion was made by Mr. Collins and seconded by Mr. Heine to postpone decision until November 9, 2016.
The motion was approved by a 7-0 vote.

Resolution of Conditional Approval

A160330 Parsonage Land Development LLC 15 Deerwood Path, Noyac 900-29-2-49.1
A motion was made by Mr. Flanagan and seconded by Mr. Rickenbach to issue a wetland permit.
The motion was approved by a 7-0 vote.

A160374 Spindler, Cristina 63 Oaks Avenue, Flanders 900-123-3-11
A motion was made by Mr. Flanagan and seconded by Mr. Rickenbach to issue a wetland permit.
The motion was approved by a 7-0 vote.

A160488 The Dalal Family Trust 20 Ludlow Lane, Hampton Bays 900-346-1-11
A motion was made by Mr. Collins and seconded by Mr. Flanagan to issue a wetland permit.
The motion was approved by a 7-0 vote.

A160497 20 Whalers Walk LLC 20 Whalers Walk, Noyac 900-9-3-61
A motion was made by Mr. Rickenbach and seconded by Mr. Collins to issue a wetland permit.
The motion was approved by a 7-0 vote.

Appeal of Wetland Jurisdictional Determination

Kronenberg, LLC. 3 Edgemere Drive, North Sea 900-42-2-22.2
A motion was made by Mr. Flanagan and seconded by Ms. Gumbs to approve a Letter of Non-Jurisdiction.
The motion was approved by a 7-0 vote.

Preliminary Review – SEORA Determination

A160334 Schupfer, Walter 51 Dumar Drive, Noyac 900-4-1-33.2
Mr. Shea presented the Environment Division preliminary advisory report and noted that the proposed activities are classified as a Type II action. Such report recommended that a public hearing be held. A motion was made by Mr. Heine and seconded by Ms. Algieri to schedule a public hearing for December 7, 2016.
The motion was approved by a 7-0 vote.

A160347 Bay Avenue Real Estate, LLC. 23 Bay Avenue, East Quogue 900-342-2-26.1
Applicant requests postponement to November 9, 2016.
A motion was made by Mr. Heine and seconded by Mr. Collins to postpone review of the application until November 9, 2016. The motion was approved by a 7-0 vote.

A160419 Vintage MHC Holdings LLC 525 Riverleigh Ave. Riverside 900-140-1-1
Mr. Shea presented the Environment Division preliminary advisory report and noted that the proposed activities are classified as a Type II action. Such report recommended that the public hearing requirement be waived.
A motion was made by Mr. Collins and seconded by Ms. Algieri to waive the public hearing.
The motion was approved by a 7-0 vote.

A160465 Bester, Heather 33 Hampton Street, Quogue 900-370-1-30.1
Mr. Shea presented the Environment Division preliminary advisory report and noted that the proposed activities are classified as a Type II action. Such report recommended that a public hearing be held. A motion was made by Mr. Rickenbach and seconded by Mr. Flanagan to schedule a public hearing for November 30, 2016.
The motion was approved by a 7-0 vote.

Public Hearings

A160192 **Elliston, Philip J. and Jane A.** **99 West Neck Road, North Sea** **900-93-1-11.2**
Mr. John Bennett, the applicant's attorney, spoke on behalf of the applicant. Chairman Ludlow spoke on behalf of the Conservation Board. A motion was made by Mr. Flanagan and seconded by Mr. Rickenbach to adjourn the public hearing to December 21, 2016. The motion was approved by a 7-0 vote.

A separate audio recording is available for this hearing.

A160204 **CMR Unlimited Inc. &**
 VTG Realty and Construction LLC **77 Lower Seven Ponds Rd, Water Mill** **900-113-2-6**
Mr. Jeff Ulysee, the applicant's agent, spoke on behalf of the applicant. Mr. Martin E., Shea, Chief Environmental Analyst, spoke on behalf of the Town. A motion was made by Mr. Flanagan and seconded by Mr. Rickenbach to adjourn the public hearing to November 9, 2016. The motion was approved by a 7-0 vote.

A separate audio recording is available for this hearing.

A160459 **Zollo, Douglas and**
 Burke-Zollo, Lorraine S. **17 Hampton Harbor Rd., Hampton Bays** **900-320-2-26**
Ms. Daphne Vaughan, the applicant's agent, spoke on behalf of the applicant. A motion was made by Mr. Rickenbach and seconded by Mr. Flanagan to close the public hearing. The motion was approved by a 7-0 vote.

A separate audio recording is available for this hearing.

A160298 **Gallagher, Judy** **39 East Beach Drive, North Sea** **900-42-1-5.1**
Applicant requests adjournment to November 9, 2016. A motion was made by Mr. Flanagan and seconded by Ms. Algieri, to adjourn the public hearing to November 9, 2016. The motion was approved by a 7-0 vote.

A160299 **SCI Katarpa** **41 East Beach Drive, North Sea** **900-42-1-4**
Applicant requests adjournment to November 9, 2016. A motion was made by Mr. Flanagan and seconded by Ms. Algieri, to adjourn the public hearing to November 9, 2016. The motion was approved by a 7-0 vote.

Adjournment of Meeting:

A motion was made by Mr. Rickenbach and seconded by Mr. Flanagan to adjourn the meeting. The motion was approved by a 7-0 vote. The meeting ended at approximately 9:07 pm.



Harry S. Ludlow, Chairman